



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**King Charles Avenue,  
Ramsgate, Kent, CT12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Off road parking and garage
- Private rear garden
- En-suite shower room to Bedroom 1
- Very spacious open plan lounge/diner/kitchen, which sets a great social space for a growing family
- Popular residential area with handy supermarket close by

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner/Kitchen : (L-shaped) 23'8 x 21'6 (7.22m x 6.56m) plus 15'9 x 9'8 (4.80m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1: 12'5 x 9'5 (3.79m x 2.87m)

En-Suite Shower Room

Bathroom

Bedroom 2: 17'1 x 8'7 (5.21m x 2.62m)

Bedroom 3 : 10'7 x 9'5 (3.23m x 2.87m)

### OUTSIDE

Garage

Allocated Parking Space

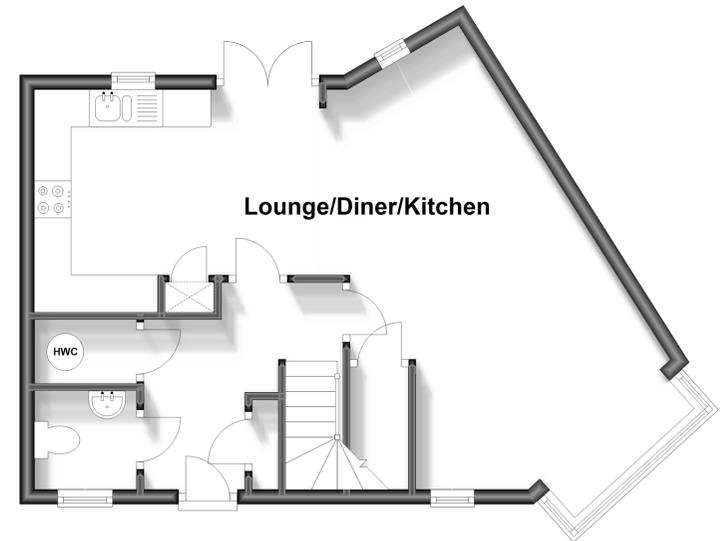
Garden to Rear

Call Ramsgate - 01843 580314 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

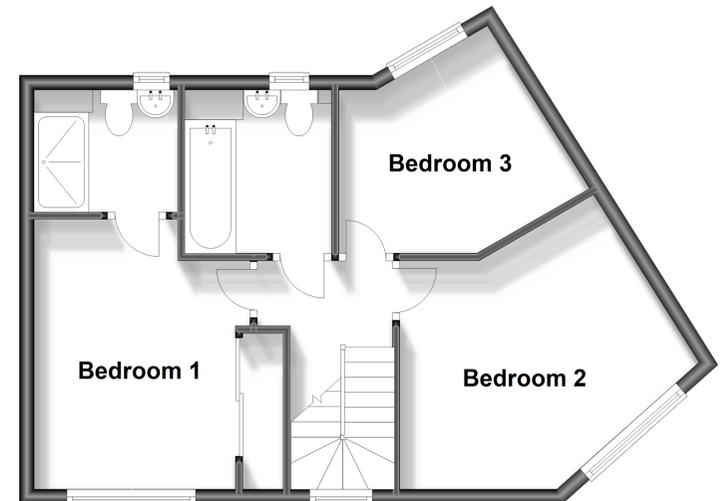
## Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



11433764/20231007/DL/JR